



Notice of Proposed Development Variance Permit

Date of Notice	April 24, 2026	File No. DVP25D01
Place	CVRD Boardroom	
Date & Time of Public Meeting	May 6, 2026 at 9:30 a.m. (Electoral Area Services Committee meeting) May 27, 2026 at 9:30 a.m. (Board meeting)	
Subject	Development Variance Permit for 5325 Trans-Canada Hwy	

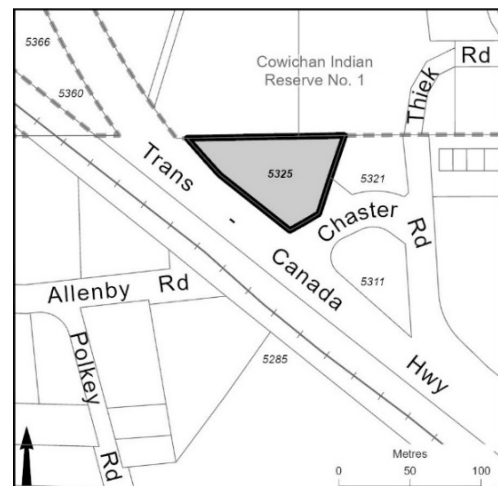
The CVRD Electoral Area Services Committee will consider a Development Variance Permit application during a public meeting beginning at 9:30 a.m. on May 6, 2026.

The purpose of the proposed permit is to vary CVRD Electoral Area D - Cowichan Bay Upland Zoning Bylaw No. 3705, 2013 as follows:

- *Section 2.2.5* – increase the maximum height of a free-standing sign structure from 1.0m within a sight triangle to 2.13m.
- *Section 2.3.1(a)(vi)*– reduce the minimum landscaping buffer width adjacent to the Trans-Canada Highway and along a portion of the northern interior parcel line from 1.5m to 0m.
- *Section 2.3.4(b)* – Eliminate the requirement for a continuous evergreen hedge in the landscape screening provided adjacent to the garbage and recycling facilities at the northern parcel interior line.
- *Section 2.4.2(c)* – allow accessible parking spaces with widths of 2.75m and an additional 1.0m of shared accessible parking area between abutting accessible parking spaces.
- *Section 2.4.2(j)* – allow portions of parking space areas without wheel stops (0.9m of the required space length) to be surfaced with permeable surfacing and landscaping.
- *Section 7.4.4(a)* – increase the maximum impervious surface coverage from 50% to 79.2%.
- *Section 7.4.4(b)* – reduce the northern interior parcel line setback from 6m to 2.4m.
- *Section 7.4.4(c)* – increase the maximum permitted height of a hotel building from 10m to 11.36 m.

Subject Property

Civic Address: 5325 Trans-Canada Highway
Legal Description: LOT 1, OF SECTION 13, RANGE 7,
QUAMICHAN DISTRICT, PLAN 2298, EXCEPT PART IN
PLANS 40941 AND 1036 RW
PID: 000-459-925
Zoning: C-4 – Village Commercial Accommodation 4



Please Note: All property owners and persons residing within 100 metres of the subject property shown on the map above will receive this notice.

Inspection of Permit

The proposed permit, and related documents, are available on the CVRD website at <https://cvrld.ca/planning-and-development/development-and-zoning/active-development-applications/>. If you are unable to access these documents on our website or for more information, please contact the CVRD Development Services Division at referrals@cvrd.bc.ca or 250.746.2620 for assistance.

Public Input

The CVRD Electoral Area Services Committee will consider this application and any public submissions at a public meeting beginning at 9:30 a.m. on **May 6, 2026** in the CVRD Boardroom.

If you believe your interests will be affected by the proposed permit, you may provide written comments by email to referrals@cvrd.bc.ca or by mail to the CVRD Development Services Division, 175 Ingram Street, DUNCAN BC V9L 1N8, prior to Noon on **May 4, 2026**.

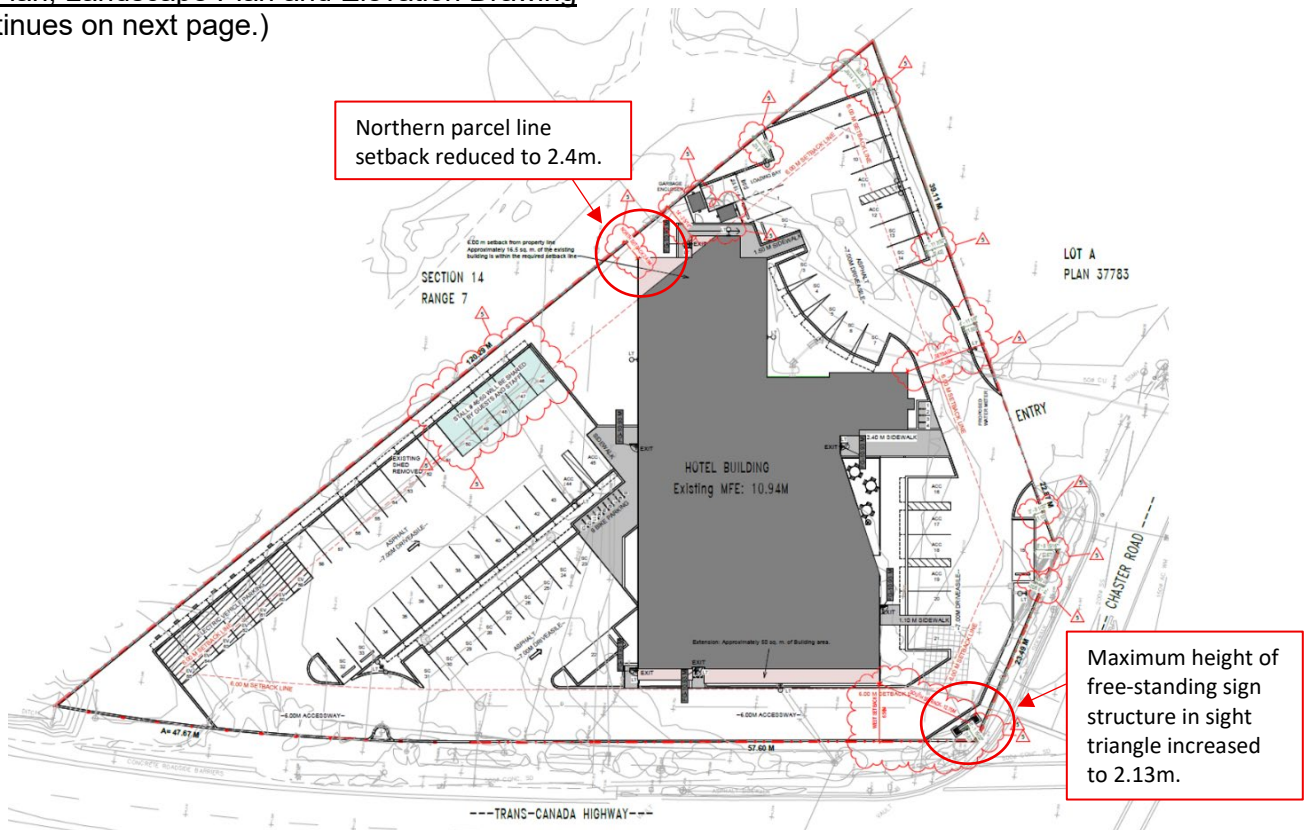
Please be advised that submissions to the CVRD in response to this Notice will form part of the public record and may be included in a meeting agenda that is posted online when the matter is before the Board, or a Committee of the Board. Submission confirms consent to release personal information in accordance with Section 33 of FOIPPA. For more information on collection or disclosure, contact the FOI Officer at 250.746.2503 or 1.800.665.3955.

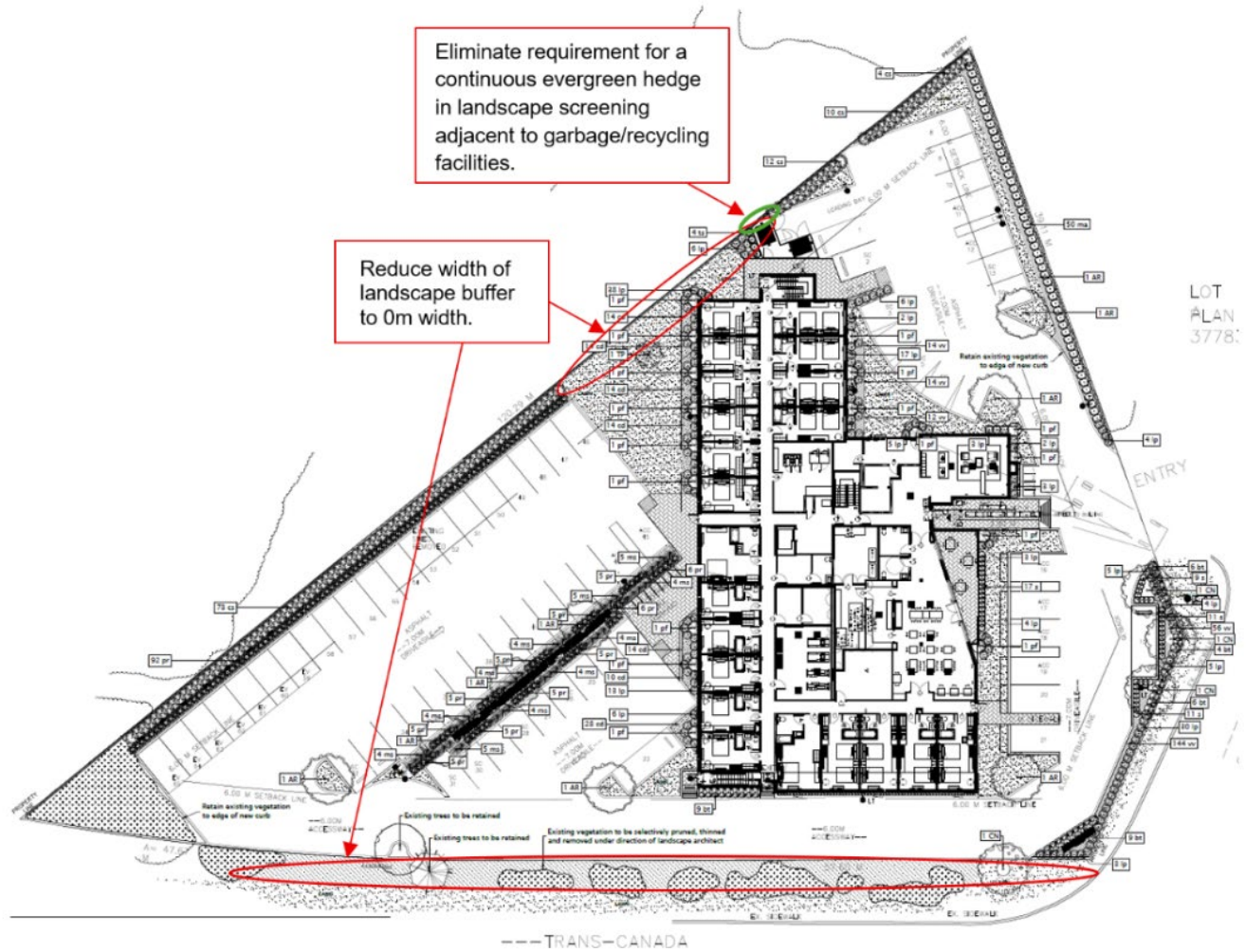
Decision

The CVRD Board will make a final decision regarding permit issuance upon receipt of a recommendation from the Electoral Area Services Committee.

Site Plan, Landscape Plan and Elevation Drawing

(Continues on next page.)





Stair towers and elevator towers are exempt from height restrictions (S. 2.2.1(a) Area D Zoning Bylaw No. 3705).

1 PROPOSED SOUTH ELEVATION
SCALE: 1" = 10'